

State Use 340
Print Date 12/12/2022 4:30:05 P

The diagram shows a 48x48 square divided into four 24x24 quadrants. The top-left quadrant is labeled 'FFL' and 'LLV' in blue. The top-right quadrant is labeled 'WDK' in red. The bottom-left quadrant is labeled 'QEP' in red. The bottom-right quadrant is labeled 'QEP' in red. The diagram includes various numerical labels in red and blue indicating dimensions and areas.

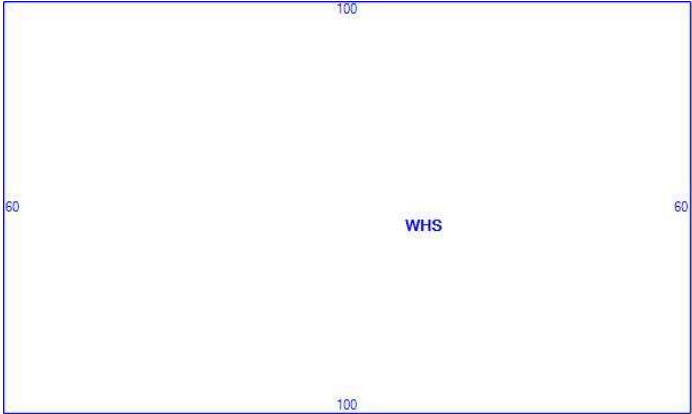
Quadrant	Label	Color	Dimensions (x, y)	Area
Top-Left	FFL LLV	Blue	24, 24	576
Top-Right	WDK	Red	24, 24	576
Bottom-Left	QEP	Red	24, 24	576
Bottom-Right	QEP	Red	24, 24	576

A photograph of a two-story house with beige siding and blue shutters, located at 40 Spruce St. The house has a covered front porch with white columns. A red text overlay at the bottom reads "40 SPRUCE ST".

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	1,248	1,248		98.49	122,910
LLV	LOWR LEVEL	0	1,248		24.62	30,727
OFP	OPEN PORCH	0	192		9.75	1,871
WDK	WOOD DECK	0	520		13.83	7,189
Ttl Gross Liv / Lease Area		1,248	3,208			162,697

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION	
T + K REALTY LLC 105 HILLSIDE DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed				
												COMMERC.	340	351,700		351,700					
												COMM LAND	340	187,000		187,000					
												COMMERC.	340	2,900		2,900					
SUPPLEMENTAL DATA												Total		541,600		541,600					
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380702_2847741				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
T + K REALTY LLC KIRKPATRICK MARK D HEIRS + DEV OF MAMANE,BENJAMIN CARROLL WILLIAM P, CARROLL WILLIAM P,				35959	LC	05-14-2014	U	I	191,000		1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				13634	0067	09-30-2003	U	I	255,000		1	2022	340	347,000	2021	316	347,000	2020	316	347,000	
				LC02	0000	11-24-1999	U	I	145,000		1		340	177,900		316	177,900		316	177,900	
				11012	0492	11-24-1999	U	I	145,000		1		340	2,900		316	600		316	600	
				LCO2	0000	11-23-1994	U	I	140,000		1	Total		527,800		Total		525,500		Total	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 170,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,900 Appraised Land Value (Bldg) 187,000 Special Land Value 0 Total Appraised Parcel Value 541,600 Valuation Method C Total Appraised Parcel Value 541,600									
Year	Code	Description			Amount	Code	Description		Number	Amount	Comm Int										
Total					0.00																
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name			B		Tracing			Batch											
0001							101			MA											
NOTES																					
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result				
												03-04-2021	334			14	INSPECTED				
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value				
2	340	OFFICE			SF	0.00	1.00000		1.00		1.000					0	0	0			
Total Card Land Units					0.00	AC	Parcel Total Land Area: 2.42					Total Land Value					187,000				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:		43	WAREHOUSE								
Model		94	COMMERCIAL								
Grade		C	AVERAGE								
Stories		1.00	1 STORY								
Occupancy						MIXED USE					
Exterior Wall 1		22	STEEL			Code		Description		Percentage	
Exterior Wall 2						340		OFFICE		100	
Roof Structure		1	GABLE							0	
Roof Cover		9	METAL							0	
Interior Wall 1		3	OTHER			COST / MARKET VALUATION					
Interior Wall 2						RCN				177,400	
Interior Floor 1		12	CONCRETE								
Interior Floor 2											
Heating Fuel		2	GAS			Year Built				2015	
Heating Type		7	UNIT HTRS			Effective Year Built				2017	
AC Percent		50				Depreciation Code				GD	
FBM Sqft						Remodel Rating					
Bldg Use		316	COM WHS			Year Remodeled					
Total Rooms		1				Depreciation %				4	
Bedrooms						Functional Obsol					
Full Baths						External Obsol					
Half Baths		3				Trend Factor				1	
Extra Fixtures		1				Condition					
#Heat Sys		1				Condition %					
Frame		2	STEEL			Percent Good				96	
Bath Style		A	AVERAGE			Cns Sect Rcndld				170,300	
Foundation		1	CONCRETE			Dep % Ovr					
Partitions		T	TYPICAL			Dep Ovr Comment					
Wall Height		20.00				Misc Imp Ovr					
FBM Quality						Misc Imp Ovr Comment					
Overhead Door						Cost to Cure Ovr					
Kitchens						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
02	SHED/FR	L	80	7.48		AV	55	A	1.00	300	



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				LC02 0000		11-24-1999		U	I	145,000		1			177,900			177,900					
				11012 0492		11-24-1999		U	I	145,000		1			2,900			600					
				LCO2 0000		11-23-1994		U	I	140,000		1	Total		527,800		Total		525,500		Total		525,500
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Roof Structure	1	GABLE						0			
Roof Cover	9	METAL						0			
Interior Wall 1	3	OTHER			COST / MARKET VALUATION						
Interior Wall 2					RCN		70,304				
Interior Floor 1	12	CONCRETE			Year Built		2015				
Interior Floor 2					Effective Year Built		2017				
Heating Fuel	2	GAS			Depreciation Code		GD				
Heating Type	7	UNIT HTRS			Remodel Rating						
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BUILDING SUB-AREA SUMMARY SECTION											
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WHS	WAREHOUSE	1,800		1,800				39.06		70,304	
Ttl Gross Liv / Lease Area		1,800		1,800						70,304	

WHS

40 SPRUCE ST

